

**District III Advisory Board Minutes**  
**February 6, 2008**  
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Nine District Advisory Board members were in attendance; 10 City staff and 17 members of the public were present.

**Members Present**

Teresa Cook  
Judy Dillard  
Jim Gulick  
Joann Hartig  
Paula Hearn  
DeWayne Kitchen  
Georgia Lambke  
Billie Tucker  
Bill Ward  
Council Member Jim Skelton

**Staff Present**

Lt. Clark Wiemeyer, Patrol East  
Off. Barry Gomes, Patrol South  
Off. Ginny Wylie, Patrol South  
Off. Chris Welsh, Patrol South  
Off. Dave Hinnners, Patrol South  
Derrick Slocum, Planning Dept.  
Kay Johnson, Environmental Services  
Dennis Graves, Animal Control  
Laura Quick, Environmental Services  
Janet Johnson, Neighborhood Services

**Members Absent**

Charlotte Foster  
John Kemp

**Guests**

Listed on the last page

**ORDER OF BUSINESS**

At 7:05 p.m. **Council Member Skelton** called the meeting to order. The meeting minutes from Jan. 9, 2008, were approved.

**PUBLIC AGENDA**

**Scheduled items**

**Karen Lippoldt, MTFC Recruitment Training Coordinator, Youthville**, presented information on their Multidimensional Treatment Foster Care program that has been very successful. This program is being replicated all over the country because it has proven so successful. **Lippoldt** said this program saves taxpayers \$14.07 for every dollar spent. She also offered to speak at any neighborhood groups and said she would like to visit with anyone interested in being foster parents.

**Non-Scheduled items**

No items

**STAFF REPORTS**

**Community Police Report**

**Officer Ginny Wylie, Patrol South, Beat 25**, reported that crime in her beat is down and that the man who had built a housing structure down by the river in the 26 Beat has been vacated and his mess cleaned up. However, he has now pitched a tent down there, so police will be addressing that

issue this week. She also reminded everyone that with cold weather, not to leave their vehicles running, unlocked, with the keys in them.

**Officer Dave Hinnners, Patrol East, Beat 35**, reported that crime is also down in his beat. He said there had been a burglary trend, but they caught several suspects (high school kids who were skipping school) and since then the burglaries have gone down. He also said they are going to be doing a hotel/motel project similar to the one Patrol South has on South Broadway.

**Action: Receive and file.**

## **NEW BUSINESS**

### **ZON2007-36**

**Derrick Slocum, Planning Department, and Tim Austin, Poe and Associates**, presented information on zoning case zon2007-36. **Slocum** reminded everyone that the case was initially presented to DAB on Sept. 6, 2007. The request is still the same -- 3.41 acres of platted land zoned LC, TF-3 and SF-5, located west of South Broadway Avenue and south of 31st Street South. The application area is undeveloped, but has been platted with single-family lots. The applicant is seeking "MF-29" zoning in order to develop an apartment/multi-family development.

On Sept. 5, the DAB members voted 6-5 to support the requested zoning changes as outlined by Planning staff, including the provisions of the protective overlay.

The MAPC approved the request 12-1 and the request will go to City Council next week for approval. **Slocum** also noted that the traffic study done by the applicant was approved by the City's traffic department, and that he has in his possession a valid protest petition from the neighborhood.

**Austin** reviewed the traffic study and said it showed that multi-family housing would have no impact on traffic in the neighborhood.

**Gary Jantz, 215 W. Patterson**, provided DAB members with a packet of photos taken of the neighboring properties to the proposed site and of the narrow streets in the area. **Jantz** said his parents purchased the property in 1956 believed that the area was zoned for single-family dwellings. He pointed out that a number of the neighboring businesses are blighted and said that building apartments behind urban blight isn't going to attract anything position. **Jantz** said the applicant should have purchased the blighted properties along 31<sup>st</sup> and built the apartments there. He asked that the zoning request be denied.

**Jeanette Burnison, 210 W. Patterson**, said considering the number of apartments the applicant wants to build; it would result in approximately another 150 cars coming down her residential street every day. She asked that the DAB members please consider that when making their recommendation.

**Al Gann, 204 W. Patterson**, said his stance on the issue is still the same – he's against it. He said he was told that the applicant plans on using cedar wood to provide the screening fence and if they do, they'd better put cement under it because the soil in the area eats up wood. **Gann** also wanted to know why the applicant would buy property before the zoning was changed.

**Mary Smith, 307 W. 31<sup>st</sup>**, said she hadn't heard about the proposed apartments because she lives just outside the required notification area. She said even though she is not in the required notification area, she would still be affected by the development. She said she lives on a dirt road and the increased traffic will impact that. **Smith** said she has enough issues with the South High students without dealing with the increased traffic from an apartment complex. She said she was against the zoning change.

**Jimmydale Grey, 307 W. 32<sup>nd</sup> St. S.**, didn't think that the traffic study took enough things into account. He said he believes an apartment complex will make a big difference in traffic in the area and noted that the study didn't take into account the impact of dirt streets and narrow streets.

**MaryAnn Clark, 3320 S. Wichita**, said the proposed apartment complex would be right in her back yard and she is opposed to the zoning change.

**Austin** said the traffic study did not take into account narrow and dirt streets. However, he said studies have shown that rather than try and avoid traffic lights, drivers tend to gravitate to them because they make it easier to access busy arterials. He also pointed out that wider streets are more prone to increased speeding. He said narrower streets help decrease speeding.

**Grey** said if parking were allowed on both sides of Wichita Street, no one would be about to even get through. **Austin** said they would be open to no on street parking.

**Teresa Cook** wanted to know what the applicant would do if the zoning change wasn't approved. **Austin** said he wasn't sure, but pointed out that the requested change meets the requirements of the City's comprehensive plan and he feels like based on that the requested change should be approved.

**DeWayne Kitchen** said just because the request is a downzone; it doesn't necessarily make it better. He said the applicant wants to come in and make money off low-income housing, and they don't give a crap about what happens to the neighborhood. He said as soon as the proposed cedar fence goes up it will be covered with gang graffiti in no time. **Kitchen** pointed out there aren't any sidewalks in the area and that putting in the apartments won't force any of the blighted properties in the area to do anything – it will just add to the problems.

**Judy Dillard** said she voted for approval of the application last time because legally, the applicant has the right to do this. She pointed out that neighborhood input is only one of the things to be considered – it's not the only thing – on a zoning change request. **Dillard** said the DAB has no right to stop the requested change and that the neighborhood could end up with something like a mechanics shop or car lot, which would be worse than apartments. She said she would not change her previous vote.

**Georgia Lambke** asked how an apartment complex would impact area schools and how buses would get in and out of the area. She said she had a very similar experience in her neighborhood and it wasn't good.

**Dillard (Ward)** moved to recommend approval of the application subject to the overlay and the stipulations by the Metropolitan Area Planning Commission (MAPC).

**The motion failed 4-5.**

**Environmental Services year-end report**

**Kay Johnson, Director of Environmental Services**, reviewed her Department's performance measures for 2007. She said they have had a lot of internal movement in terms of personnel. She reviewed performance measures for the Air Quality Section, Child Care Section, Environmental Remediation Section and Environmental Maintenance Section. She also briefly reported on the transition of the Environmental Maintenance and Nuisance Abatement Section to OCI.

**Dennis Graves, Supervisor of Animal Control**, reported that his section had a good year in 2007. He said they hired three additional dogcatchers and they got some new trucks that are better equipped for animal transport. **Graves** said they had the groundbreaking for the new animal shelter and will be partnering with the Humane Society to avoid duplication of services. Under the new dangerous animal ordinance, **Graves** said in January, eight dogs were deemed dangerous – five pit bulls and three German Shepherds. He said District 3 is #2 in the number of animal complaints.

**Joann Hartig** said she has noticed a lot of kids in her neighborhood with pits. She wanted to know if they are becoming more popular. **Graves** said pit bulls remain popular and continue to account for 25 to 30 percent of the total calls/complaints.

**Judy Dillard** wanted to know how much tracking of trends the section would be able to do with their new computer software. **Graves** said the software is the industry standard and they will be able to do in depth tracking and analysis.

**Billie Tucker** said Animal Control is to be commended for the work it has done in Hilltop.

**Laura Quick, Supervisor for the Food Protection and Tobacco Compliance** section, reported on her year end statistics. She also asked if anyone had teen-agers who might be interested in participating in the tobacco sales stings.

**Jim Gulick** had several questions. What caused the air pollution investigations to rise so significantly? **Johnson** said she wasn't sure, but it could be related to the Barton Solvents fire and to some of the repetitive strange animal odors that were reported last year. Why did the asbestos inspections go down? **Johnson** said KDHE contracts those out; so all requests come through that organization. Why were the junk vehicle incidents down in 2006? **Johnson** said in 2006 the section had significant staffing shortages that impacted the numbers. Why are there no numbers for tire clean ups after 2006? **Johnson** said that function was moved to Public Works. Why were 19 percent of the swimming pools inspected closed in 2007? **Johnson** said Wichita had an outbreak of Cryptosporidium that required the closing of a number of pools.

**Action: Receive and file.**

**BOARD AGENDA**

**Updates, Issues and Reports**

**Gulick** reported that Grandview Heights held their January meeting at "Office This" and it is an outstanding facility. He encouraged everyone to stop in there if the opportunity arises.

**Council member Skelton** announced that two of the three flood control projects on Gypsum Creek have started. He also reported that he and Council member Jeff Longwell have completed their work on the Council procedures and will now present their work product to the rest of City Council

**Tucker** reported that they had a successful community meeting in Hilltop on Jan. 31 with about 40 people attending.

**Kitchen** asked if the creek channel would be cleaned out after work on the bridge is completed. **Council member Skelton** said yes, it would.

**Dillard** said since there were a number of visitors present at the meeting, she wanted to make them aware of the 47<sup>th</sup> Street Interchange project and encouraged them to get involved in the South Wichita-Haysville Neighborhood Improvement Steering Committee.

**Council member Skelton** said he is having a breakfast meeting Friday morning to try and re-kindle interest in a South Area Business Association. He also announced that the next District 3 brunch will be held at 11 a.m. on Feb. 23 at Furr's Cafeteria and Fire Chief Ron Blackwell would be the guest speaker.

**Cook** said she had three questions. What is the status of the South Broadway Street Scaping project? **CM Skelton** said it would be going out for bids this month. What is the status of the Mt. Vernon street project? **CM Skelton** said it is slated to start around May if the right of way acquisitions are accomplished. When will construction start on the new fire station? **CM Skelton** said they are working on getting the asbestos survey completed and they will then demolish the structure on the property and construction will start soon after that.

**Action: Receive and file.**

### **Adjournment**

**Meeting was adjourned at 9:15 p.m.**

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., March 5, 2008, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson,  
Neighborhood Assistant – District III

**Guests**

Walter Hays	302 W. 32 <sup>nd</sup> St. S.
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside
Gary Jantz	215 W. Patterson
Mary Ann Clark	3320 S. Wichita
Adell Martindale	203 W. Patterson
Karen Grey	307 W. 32 <sup>nd</sup> St. S.
Vivian Jantz	215 W. Patterson
Lonny Wright	1721 S. Lulu
Tim Austin	
Karen Lippoldt	
Al Gann	204 W. Patterson
Mary Smith	307 W. 33 <sup>rd</sup> St. S.
Jeanette Burnison	210 W. Patterson
Jimmydale Grey	307 W. 32 <sup>nd</sup> St. S.
Nick E.	2323 ?